



**ORDINANCE NUMBER 2711**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA SYSTEM AND AN EQUIPMENT BUILDING WITHIN THE ONE FAMILY RESIDENCE-2 (R-2) ZONING DISTRICT AT 3725 VALLEY VIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and



WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna system to be mounted on the side of the existing City of Farmers Branch water tower located at 3725 Valley View Lane east of the City of Farmers Branch Police and Municipal Court building within the One Family Residence-2 (R-2) zoning district.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a specific use permit including an associated site plan for a cellular communications antenna and an equipment building to be constructed, situated and located in accordance with the lease area attached as Exhibit "A" and the approved site plan attached as Exhibit "B" and subject to the following conditions.

1. That the equipment building's exterior finish shall match the color of the Farmers Branch Justice Center screening wall fronting Valley View Lane and the antennas match the color of the water tower, unless otherwise approved by City Staff.

2. That T-Mobile USA or subsequent owner of the antenna system and equipment building, shall remove the wireless communications antenna, associated equipment building, and all appurtenances within ninety (90) days subsequent to such time that the antenna and equipment building become obsolete and the use is abandoned.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

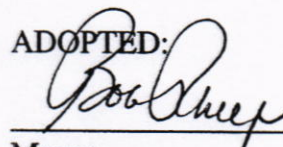
SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and as the law in such case provides.

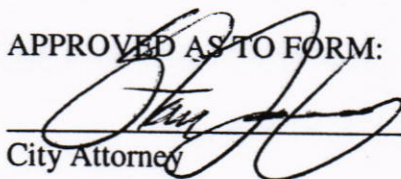
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 7<sup>th</sup> day of April, 2003.

ADOPTED:

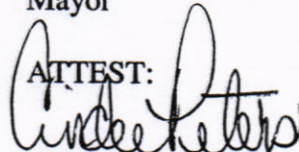


Mayor

APPROVED AS TO FORM:

  
City Attorney

ATTEST:



City Secretary



of the County of Dallas, State of Texas, all that certain

tract or parcel of land situated in Dallas County, Texas, and being situated in the SAMUEL P. BROWN SURVEY, ABSTRACT NO. 164 in the City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Valley View Lane (a 60 foot R.O.W.), that is North 89 deg. 49 min. 10 sec. East, 181.90 feet from the intersection of said South line of Valley View Lane as extended with the East line of Marsh Lane (a 60 foot R.O.W.) as extended;

THENCE North 89 deg. 49 min. 10 sec. East, along said South line of Valley View Lane, 936.63 feet to its intersection with the proposed North line of the Future Realignment of Valley View Lane (a proposed 100 foot R.O.W.);

THENCE along said proposed North line of the Future Realignment of Valley View Lane as follows:

South 61 deg. 07 min. 40 sec. West, 524.45 feet to the beginning of a curve to the right, having a central angle of 28 deg. 51 min. 55 sec. and a radius of 660.0 feet;

In a Westerly direction and around said curve, 332.50 feet to the end of said curve;

South 89 deg. 59 min. 35 sec. West, 340.61 feet to a point in said East line of Marsh Lane;

THENCE North 0 deg. 00 min. 25 sec. West along said East line of

Marsh Lane, 149.89 feet to the beginning of a curve to the right having a central angle of 89 deg. 49 min. 35 sec. and a radius of 182.45 feet;

THENCE in a Northeasterly direction and around said curve of the street intersection right-of-way line, 286.04 feet to the point of beginning and containing 6.01 acres of land.

823 0758

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## LEGAL DESCRIPTION

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## LEASE AREA

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### LEASE AREA

BEING a 0.005 acre (234.74 sq. ft.) tract and being all that certain lot, tract, or parcel of land situated in the Samuel P. Brown Survey, Abstract No. 184, in the City of Farmers Branch, Dallas County, Texas, and being part of a called 6.01 acre tract described in a deed from Valley View Development Corporation to the City of Farmers Branch as recorded in Volume 68823, Page 758, Dallas County Deed Records, and being more particularly described as follows;

COMMENCING from a 1/2 inch iron rod found on the southeast line of said 6.01 acre tract and on the northeast line of Valley View Lane, from which point the northeast corner of said 6.01 acre tract bears North 80 degrees 38 minutes 30 seconds East a distance of 524.45 feet, for a reference;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 111.19 feet and North 90 degrees 00 minutes 00 seconds East a distance of 21.12 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE North 00 degrees 27 minutes 04 seconds West a distance of 22.00 feet to a 1/2 inch iron rod set, for a corner;

THENCE North 89 degrees 32 minutes 56 seconds East a distance of 10.67 feet to a 1/2 inch iron rod set, for a corner;

THENCE South 00 degrees 27 minutes 04 seconds East a distance of 22.00 feet to a 1/2 inch iron rod set, for a corner;

THENCE South 89 degrees 32 minutes 58 seconds West a distance of 10.67 feet to the POINT OF BEGINNING and containing 0.005 acres (234.74 sq. ft.) of land.

EXHIBIT "B"

<p><b>...T-Mobile</b></p> <p>1100 W. WINDY CIRCLE, SUITE 1000 DALLAS, TEXAS 75204 OFFICE: (214) 524-4100</p>		<p><b>DA1229-A</b> <b>WATER TOWER</b> 3725 VALLEY VIEW LN. FARMERS BRANCH, TX 76011</p>		<p><b>T-1</b></p>	
<p><b>ZONING DRAWINGS</b></p>		<p><b>PROJECT SUMMARY</b></p> <p><b>SITE INFORMATION</b> APPLICANT: ... LANDLORD: ... CONTRACTOR: ... SURVEYOR: ... ENGINEER: ...</p>			
<p><b>SHEET INDEX</b></p> <p>T-1 TILE SHEET C-1 SURVEY C-2 OVERALL SITE PLAN C-3 ELEVATION &amp; ANTERIOR DETAILS C-4 ELEVATION &amp; ANTERIOR DETAILS C-5 ELEVATION &amp; ANTERIOR DETAILS C-6 ELEVATION &amp; ANTERIOR DETAILS C-7 SKETCH OF EQUIPMENT CABINET DETAILS C-8 EQUIPMENT LAYOUT C-9 CHAS. WALL &amp; DETAIL C-10 POWER/TELECO SITE PLAN POWER ONE LINE C-11 DRAINAGE &amp; ELECTRICAL NOTES S-1 WATER TANK OPENING DETAIL</p>		<p><b>CONTRACTORS</b></p> <p><b>PRIME CONTRACTOR</b> ... <b>CONTRACTOR</b> ... <b>ENGINEER</b> ... <b>TELECO</b> ... <b>POWER</b> ...</p>			
<p><b>...T-Mobile</b></p> <p><b>WATER TOWER</b></p> <p><b>DA-1229A</b></p> <p><b>3725 VALLEY VIEW LN.</b> <b>FARMERS BRANCH, TX 76011</b> <b>DALLAS COUNTY</b></p>		<p><b>VICINITY MAP</b></p>			
<p><b>ENLARGED SITE LOCATION MAP</b></p>		<p><b>UTILITIES</b></p> <p><b>POWER</b> ... <b>TELECO</b> ... <b>WATER</b> ...</p>			

EXHIBIT "C"



EXHIBIT "C"

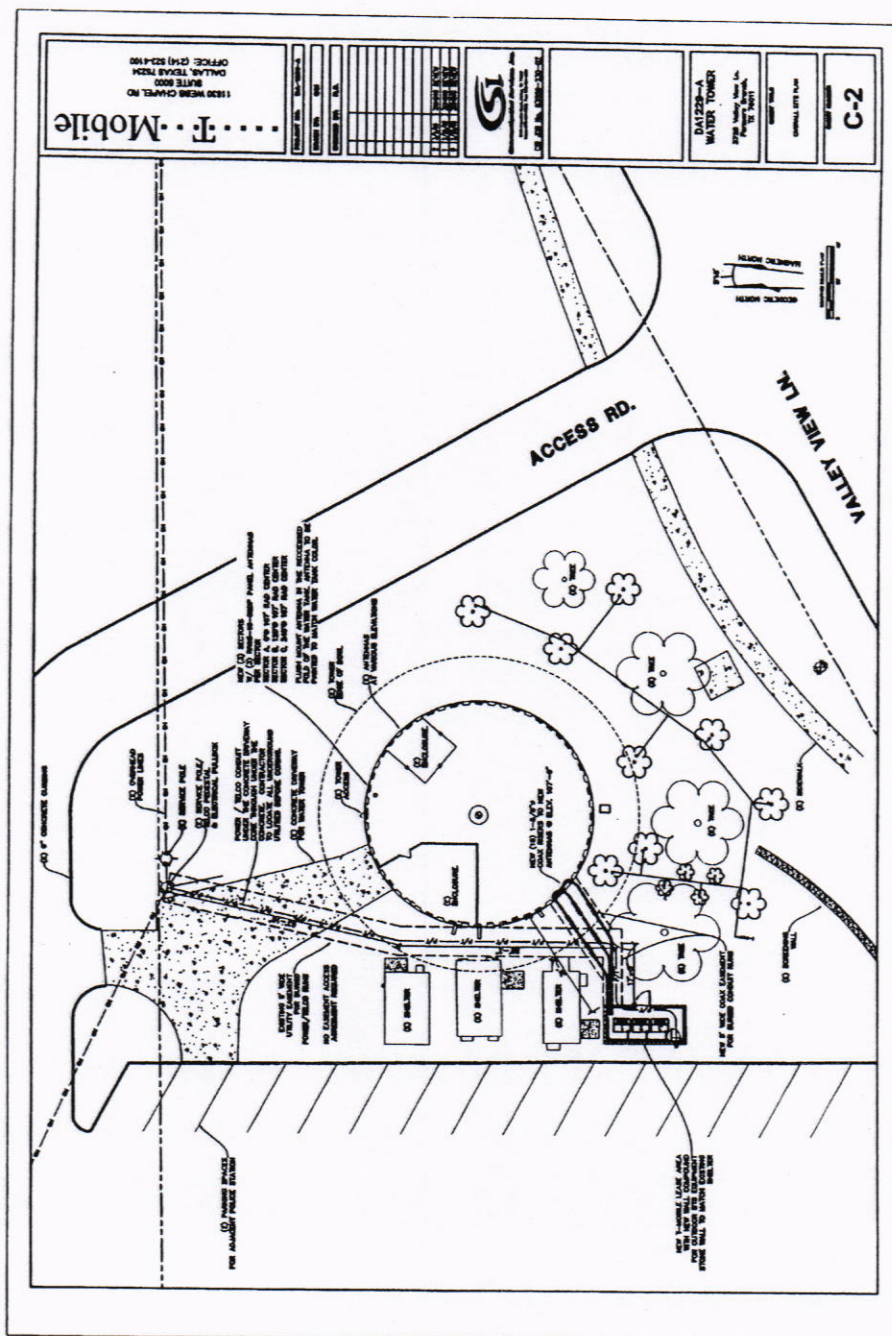


EXHIBIT "C"





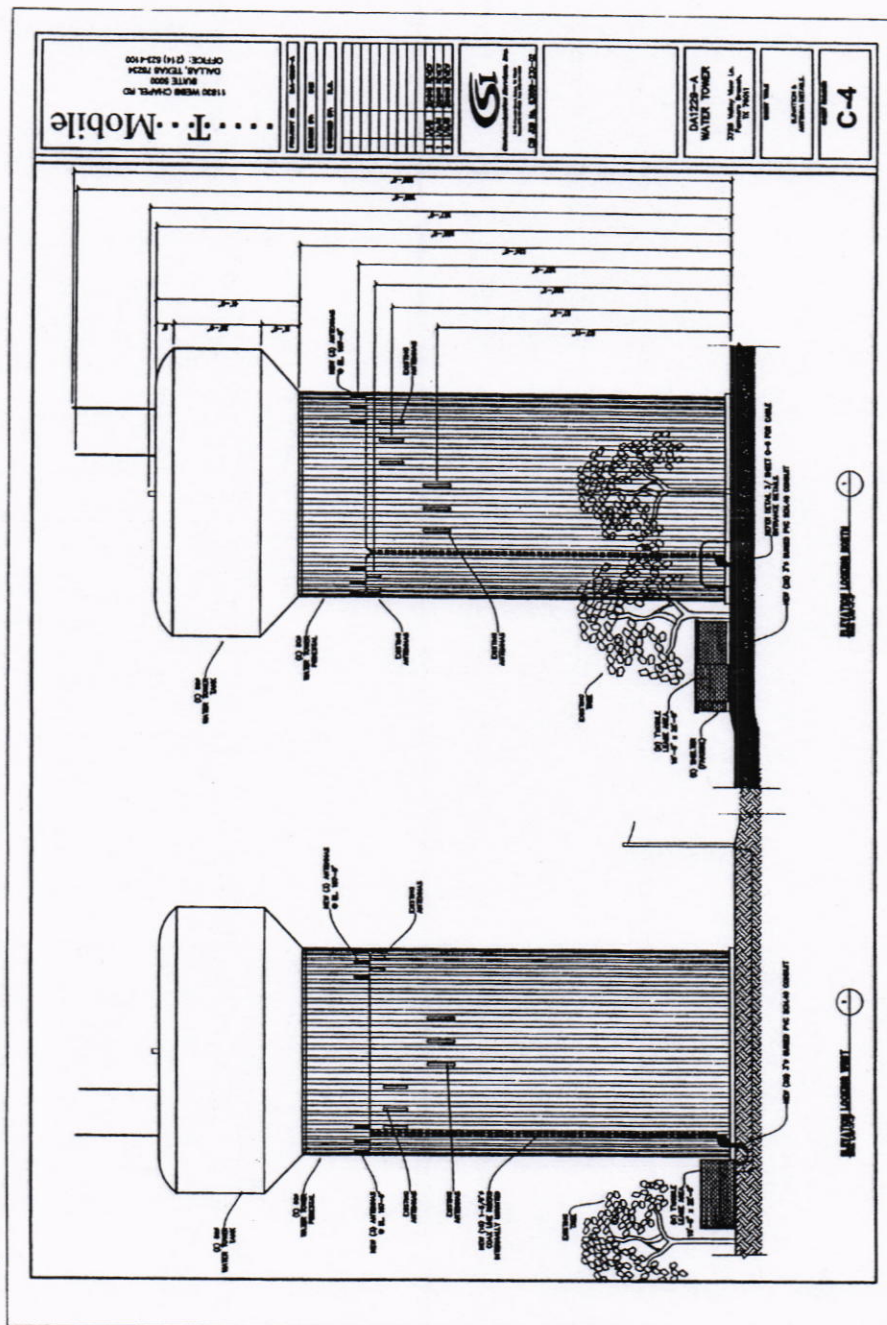
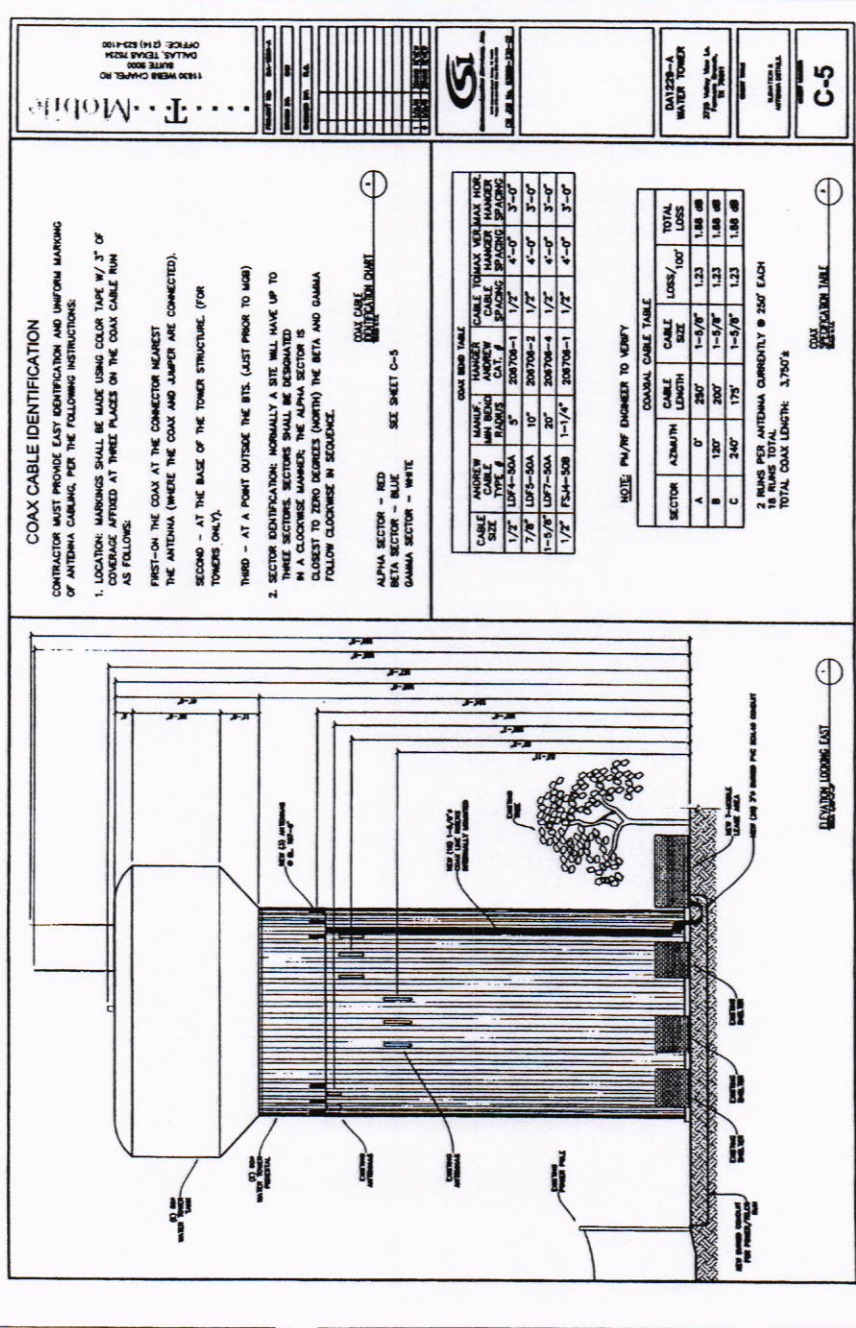


EXHIBIT "C"





**COAX CABLE IDENTIFICATION**

CONTRACTOR MUST PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLES, PER THE FOLLOWING INSTRUCTIONS:

1. LOCATION: MARKINGS SHALL BE MADE USING COLOR TAPE W/ 3" OF COVERAGE AFFIXED AT THREE PLACES ON THE COAX CABLE RUN AS FOLLOWS:

FIRST - ON THE COAX AT THE CONNECTOR NEAREST THE ANTENNA (WHERE THE COAX AND JAMPER ARE CONNECTED).

SECOND - AT THE BASE OF THE TOWER STRUCTURE (FOR TOWERS ONLY).

THIRD - AT A POINT OUTSIDE THE BTS (JUST PRIOR TO MGR)

2. SECTOR IDENTIFICATION: NORMALLY A SITE WILL HAVE UP TO THREE SECTORS. SECTORS SHALL BE DESIGNATED IN A CLOCKWISE MANNER: THE ALPHA SECTOR IS CLOSEST TO ZERO DEGREES (NORTH); THE BETA AND GAMMA FOLLOW CLOCKWISE IN SEQUENCE.

COAX CABLE IDENTIFICATION CHART

ALPHA SECTOR - RED  
 BETA SECTOR - BLUE  
 GAMMA SECTOR - WHITE

COAX CABLE IDENTIFICATION CHART

SECTOR	CABLE TYPE	MARKING
ALPHA	RED TAPE	ALPHA
BETA	BLUE TAPE	BETA
GAMMA	WHITE TAPE	GAMMA

COAX CABLE TABLE

CABLE SIZE	MANUFACTURER	TYPE	PLACING	SPACING	SPACING	SPACING
1/2"	LSF4-SOA	5'	200708-1	1/2"	4'-0"	3'-0"
7/8"	LSF5-SOA	10'	200708-2	1/2"	4'-0"	3'-0"
1-5/8"	LSF7-SOA	20'	200708-4	1/2"	4'-0"	3'-0"
1-7/8"	FS44-SOB	1-1/4"	200708-1	1/2"	4'-0"	3'-0"

NOTE: PM/RF ENGINEER TO VERIFY

COAXIAL CABLE TABLE

SECTOR	SECTOR	CABLE LENGTH	CABLE LOSS/100'	TOTAL LOSS
A	0°	250'	1-5/8"	1.23
B	120°	200'	1-5/8"	1.23
C	240°	175'	1-5/8"	1.23

3 BARS PER ANTENNA CURRENTLY @ 250' EACH  
 18 BARS TOTAL  
 TOTAL COAX LENGTH: 3,750'

ELEVATION LOOKING EAST

11000 W. MEADOW CIRCLE, NO. 100  
 DALLAS, TEXAS 75243  
 OFFICE: (214) 824-1100

**T-Mobile**

DATE: 11/11/11  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 APPROVED BY: [blank]

**CSI**  
 COMMUNICATIONS SYSTEMS, INC.  
 11000 W. MEADOW CIRCLE, NO. 100  
 DALLAS, TEXAS 75243  
 (214) 824-1100

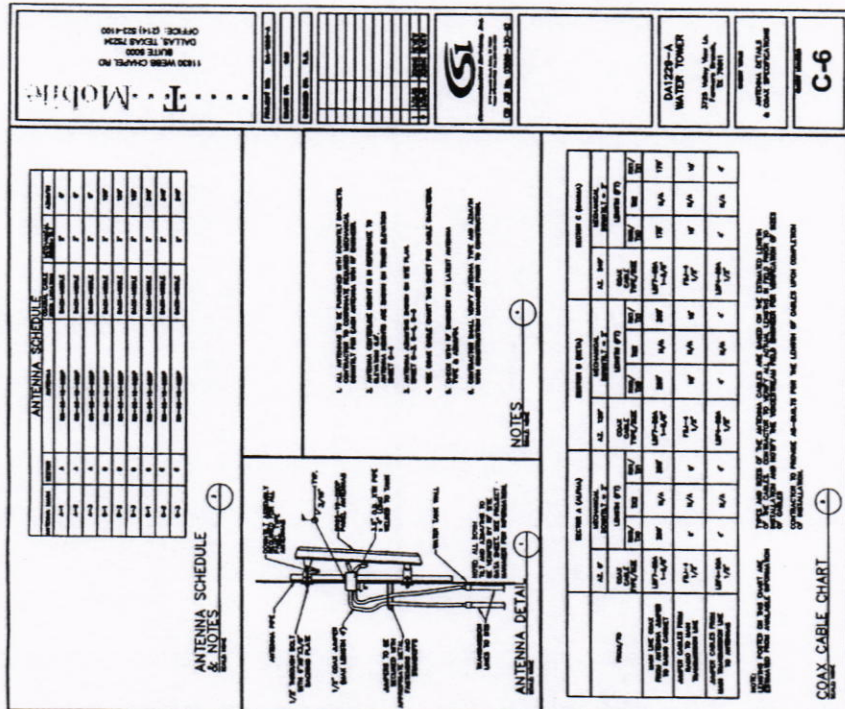
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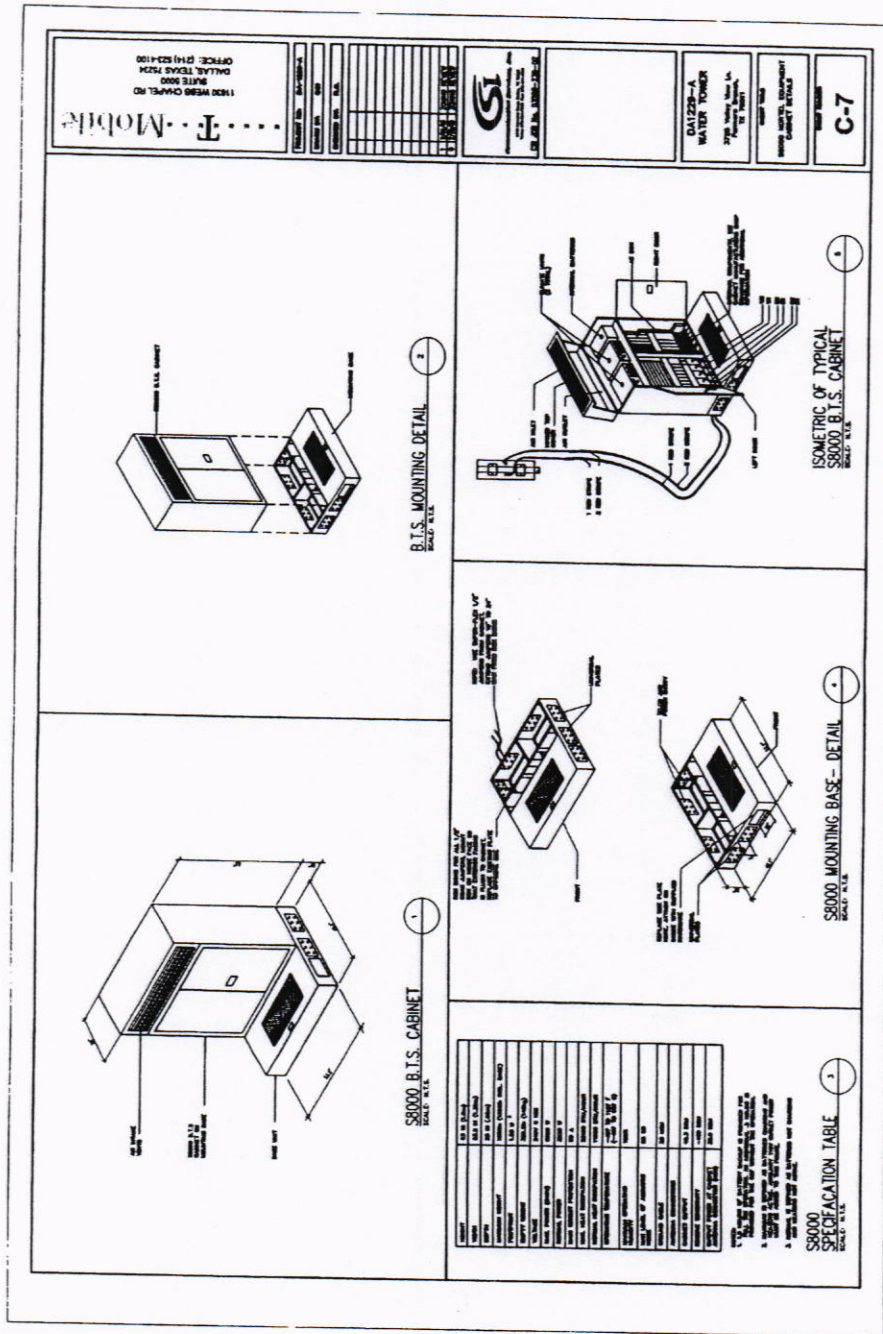
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EXHIBIT "C"



## COAX CABLE CHART





**1100 WEST CHASE, RD.**  
**DALE, TEXAS 75001**  
**OFFICE: (214) 234-1100**

**F-Mobile**

**DA1229-A**  
**WATER TOWER**

**C-7**

EXHIBIT "C"

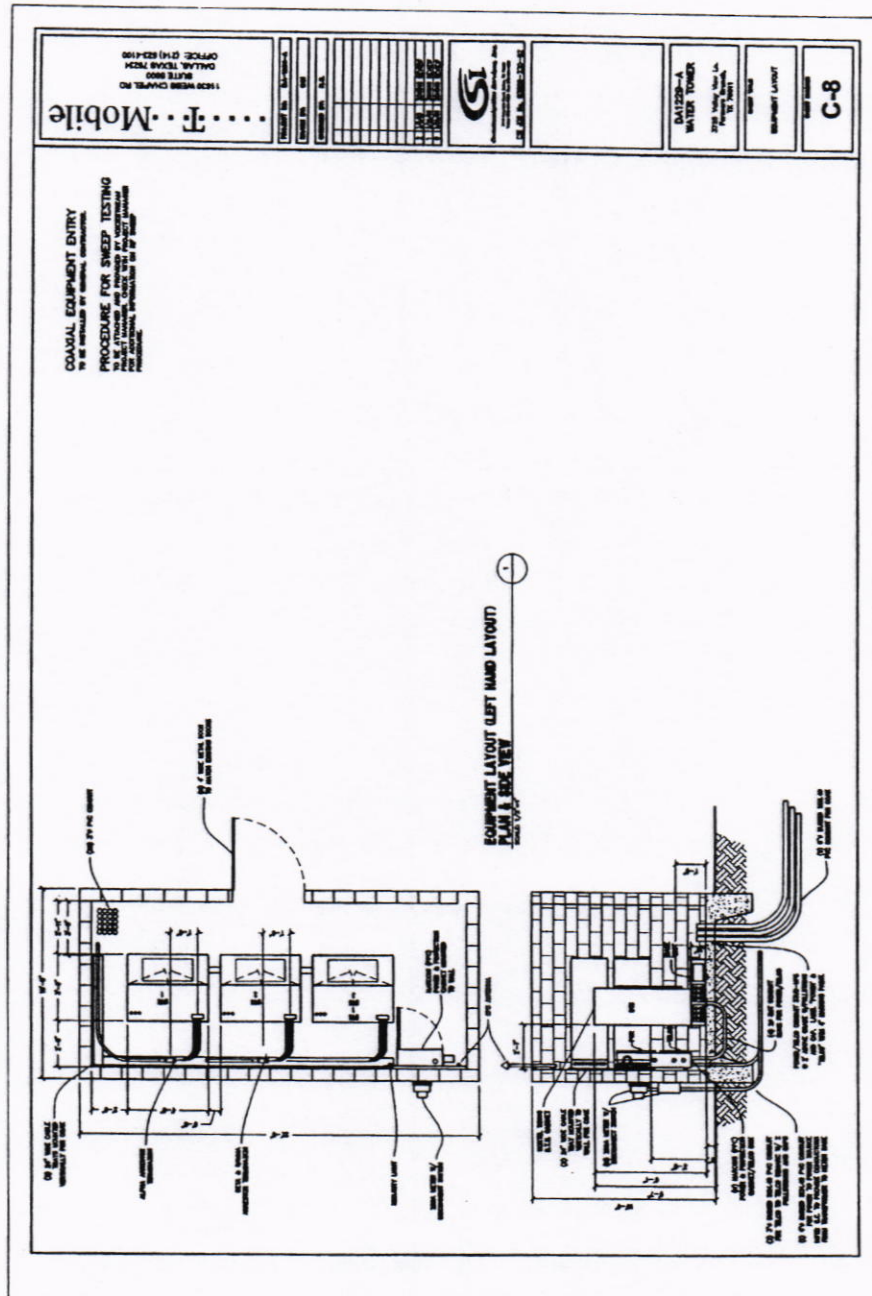


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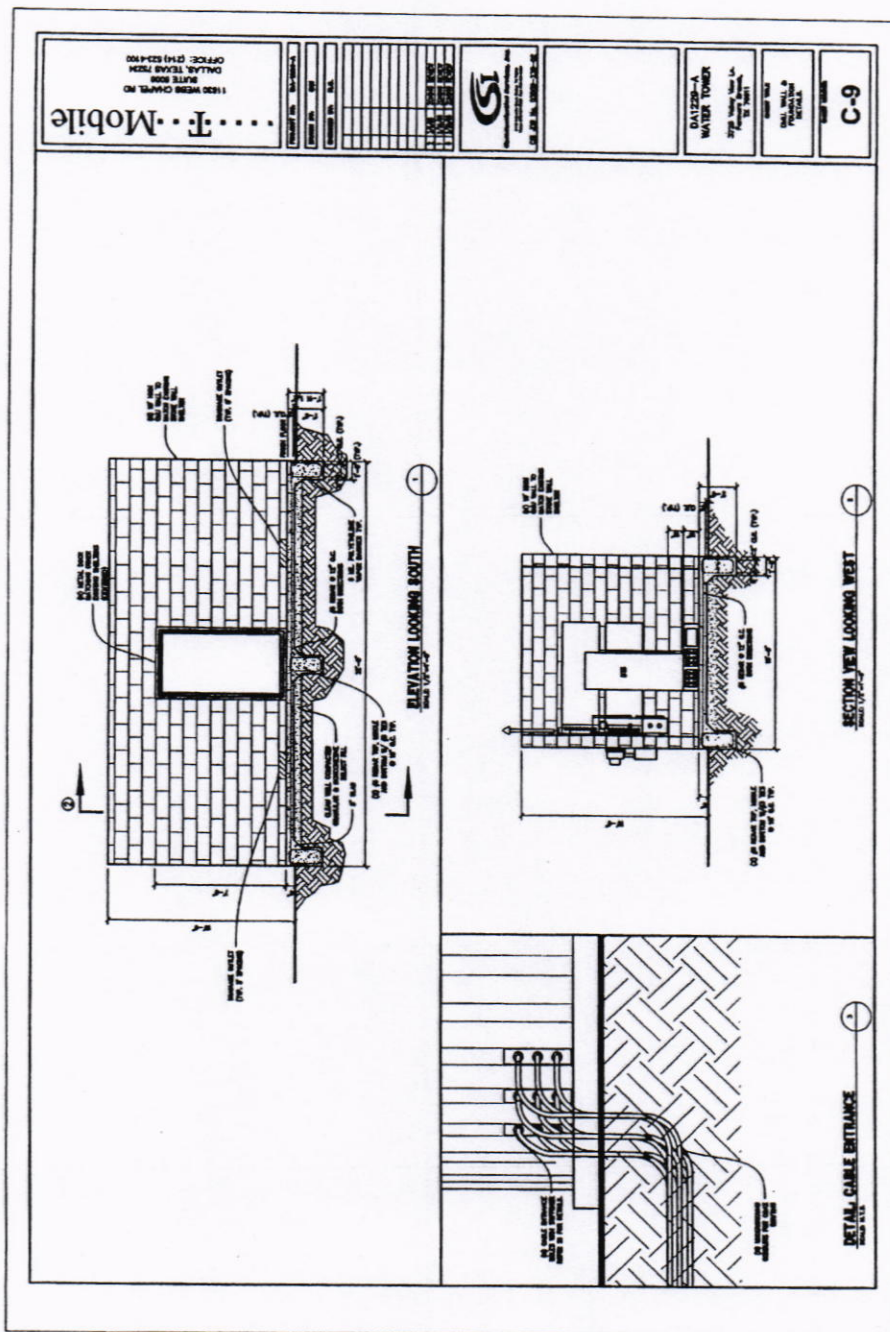


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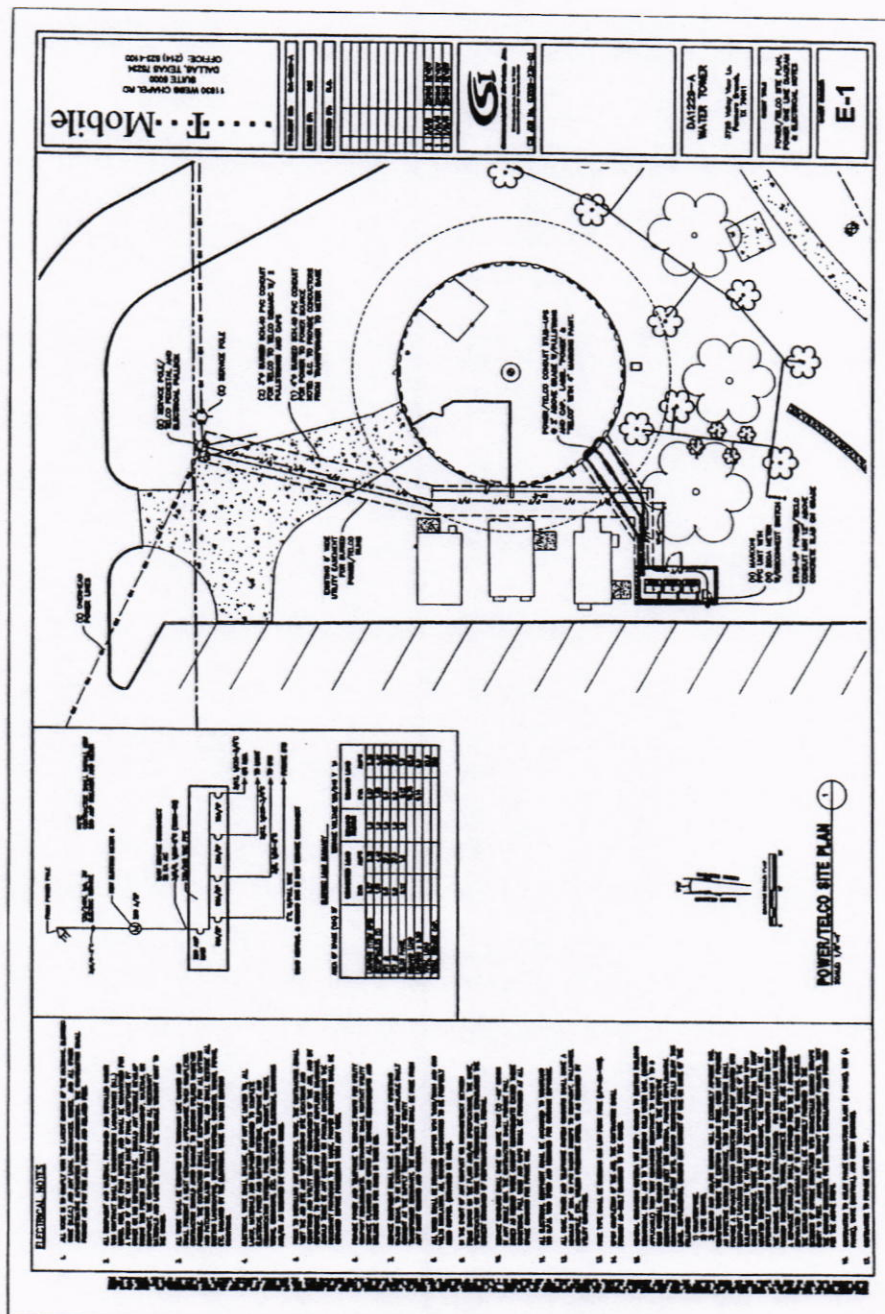


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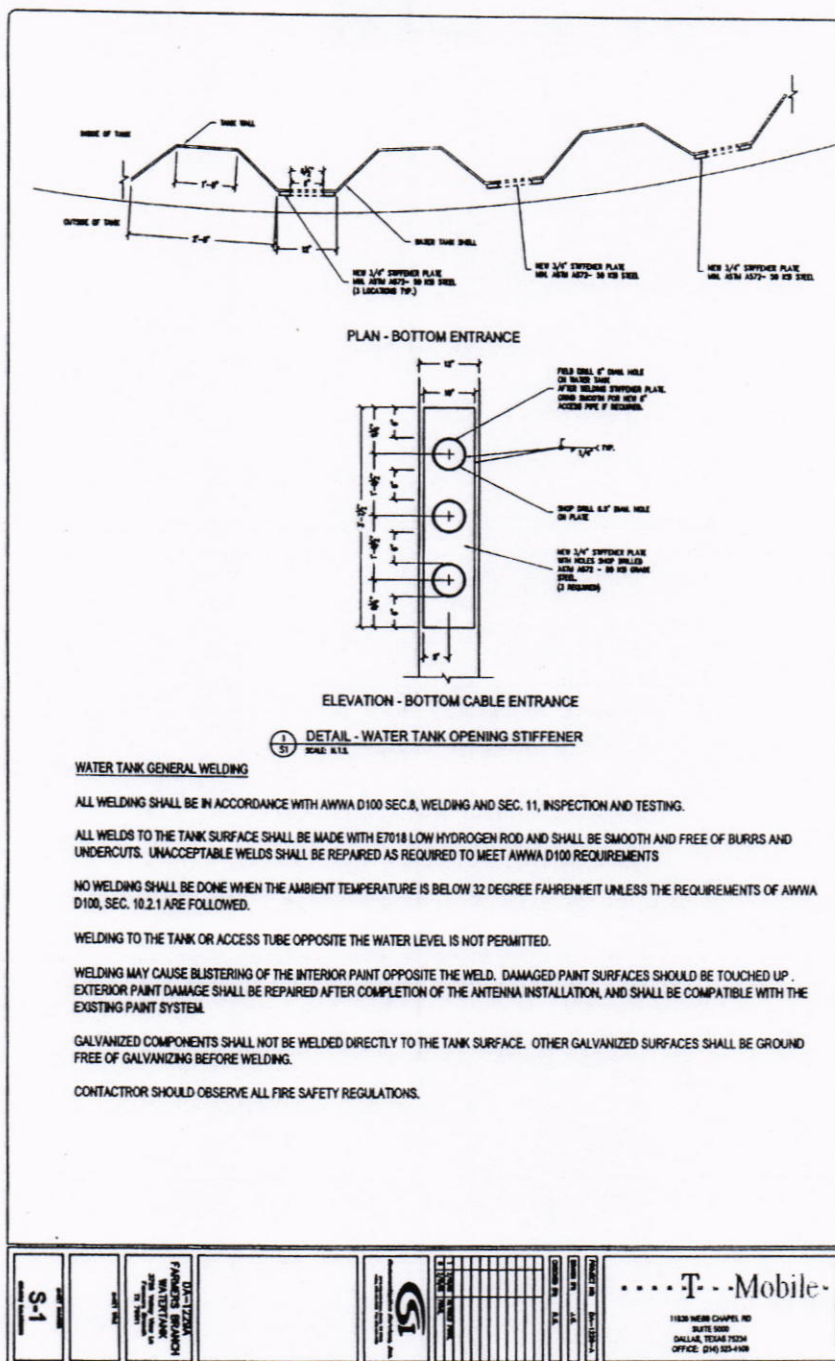


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